



TOWN PLAN REVIEW COMMITTEE

October 9, 2018 at 5:45pm

Central Vermont Chamber of Commerce (Lower Level Conference Room),
963 Paine Turnpike N., Berlin, Vermont 05602

pages

AGENDA

1. **CALL TO ORDER**

The meeting will be called to order and may include introductions.

2. **CHANGES TO THE AGENDA**

The Committee may identify and discuss any changes to the agenda.

3. **PUBLIC COMMENTS**

Time will be provided for members of the public to speak about items not on the agenda.

2-58

4. **PUBLIC HEARING: APPROVAL OF THE TOWN OF MARSHFIELD MUNICIPAL PLAN AND
CONFIRMATION OF THE LOCAL PLANNING PROCESS**

As requested by the Town of Marshfield, the Town Plan Review Committee will open a public hearing to receive public comments on the Marshfield Town Plan and confirmation of the local planning process.

59

5. **a. CONFIRMATION OF THE TOWN OF MARSHFIELD MUNICIPAL PLANNING PROCESS
b. APPROVAL OF THE TOWN OF MARSHFIELD MUNICIPAL PLAN**

At the close of the public hearing, the Town Plan Review Committee will consider a two recommendations to the Board of Commissioners: a) confirmation of the planning process under 24 VSA §4350(a); and b) recommendation of approval per 24 V.S.A. § 4350(b)

6. **RULES OF PROCEDURE & COMMITTEE PROCESS**

Rules of Procedure update and opportunity to discuss the staff review process and committee review process.

Not
attached

7. **APPROVAL OF MINUTES**

Draft minutes from the September 10, 2018 Town Plan Review Committee are included for consideration of approval.

8. **ADJOURNMENT**

If there is no additional business the Committee should consider a motion to adjourn.



MEMO

Date: October 4, 2018
To: Town Plan Review Committee
From: Clare Rock, Senior Planner
Re: Marshfield Town Plan Hearing and materials

✉ ACTION REQUESTED: At the meeting the Committee will hold a public hearing on the Marshfield Town Plan, following the hearing the Committee will be tasked with making a recommendation for approval at the CVRPC Board of Commissioners meeting which will take place on Tuesday Oct 9.

Background

December 2012	CVRPC Approved the Marshfield 2012 Plan See attachment dated December 21, 2012
March 17, 2016	CVRPC conducts the Municipal Confirmation. Staff identifies the need to develop a Flood Resilience Plan to meet new requirements. See attachment dated March 17, 2016
November 8, 2017	CVRPC receives a copy of the PC draft Plan and the accompanying Report See attachment dated November 8, 2017
November 21, 2017	CVRPC submits comments on the PC Draft Plan See attachment dated November 21, 2017
December 14, 2017	PC holds first hearing on draft plan. And subsequently submits to the SB on May 22, 2018.
August 21, 2018	SB holds hearing on plan and adopted the plan.
August 30, 2018	CVRPC receives municipal request for approval and confirmation.
September 19, 2018	CVRPC formally acknowledges request and outlines hearing process.

Staff Review

Senior Planner Clare Rock reviewed the Municipal Plan as required by 24 V.S.A. § 4350(b)(1):

- ☑ consistency with the State goals established in section 4302
 - Staff Finding: The Plan does address all the goals in section 4302.
- ☑ compatibly with its regional plan
 - Staff Finding: Staff concurs with the Compatibility Statement included within the Marshfield Plan on Pages 7
- ☑ compatibly with approved plans of other municipalities in the region
 - Staff Finding: Staff does concurs with the Compatibility Statement included within the Marshfield Plan on Page 7
- ☑ containing all the elements included in section § 4382
 - Staff Finding: The Plan contains all the elements.

Rock reviewed the planning process of the Town of Marshfield as required by 24 V.S.A. § 4350:

- ☑ is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in section 4302 of this title.
 - Staff Finding: The Plan adopted in 2018 is consistent with section 4302 goals.
- ☑ is engaged in a process to implement its municipal plan, consistent with the program for implementation required under section 4382 of this title.
 - Staff Finding: The Town of Marshfield is working on an enhanced energy plan and on updates to its 2016 zoning regulations.
- ☑ is maintaining its efforts to provide local funds for municipal and regional planning purposes.
 - Staff Finding: The Town of Marshfield budgeted funds for a Planning Commission Clerk in 2018. The Town paid dues to CVRPC for regional planning purposes in 2018.

Due to the following requirements and finding from the staff report:

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

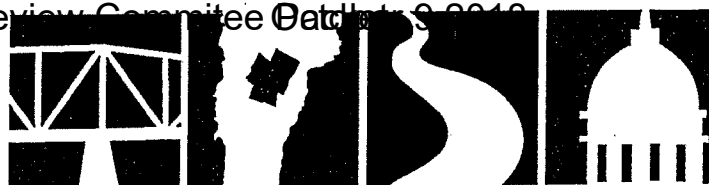
- (1) population characteristics and distribution, including income and employment;**
- (2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;**
- (3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.**

Comments: Inventories, studies and analysis are based upon outdated trends.

Staff suggests the plan needs to demonstrate the town is actively engaged in the planning process and is actively engaged in the implementation process by including more recent data and including a more detailed implementation plan in order to retain confirmation of its planning process. This can be determined during a consultation which take place in 4 years as per section 4350. The CVRPC can assist in the process.

To view the Central Vermont Regional Plan visit: <http://centralvtplanning.org/wp-content/uploads/2012/03/2016-Central-Vermont-Regional-Plan-ADOPTED-06.12.2018-Reduced.pdf>

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety check out: <https://legislature.vermont.gov/statutes/title/24>

**Central Vermont Regional Planning Commission**

December 21, 2012

Bobbi Brimblecombe
Town Clerk
Town of Marshfield
122 School Street
Marshfield, VT 05658

Dear Bobbi,

Congratulations to your municipality and planning commission! The 2012 Municipal Plan has been approved and the Town's planning process has been confirmed by CVRPC as outlined in statute. I have enclosed the resolution that was adopted approving your municipal plan. I've also enclosed a copy of the staff/Committee review of the Plan with their recommendations. We are hopeful that any recommendations made by the Committee will be considered in the next edition of the Plan.

We have notified the Agency of Commerce and Community Development, Department of Economic, Housing and Community Development that your Plan and planning process have been approved/confirmed according to Title 24 Chapter 117. We will provide the Department with an electronic copy of the approved plan. Confirmation of your planning process means that the municipality is eligible for the next round of municipal planning funds. If you are applying for a municipal planning grant, please be sure to include a copy of the attached resolution in your grant application.

If you have any questions or need further information, please let me know.

Sincerely,

Laurie Emery
Office and Grants Manager

Enc

cc Planning Commission Chair
Town Representative to CVRPC



Central Vermont Regional Planning Commission

RESOLUTION

WHEREAS, the Town of Marshfield, Vermont prepared a municipal plan in accordance with Chapter 117 of Title 24 of the Vermont Statutes, and the Regional Planning Commission found that the Municipal Plan meets all the requirements for approval under both the Commission's review process and Section 4350 of Chapter 117;

AND WHEREAS, Title 24, VSA, Section 4350 requires that CVRPC consult with member municipalities with respect to their planning efforts, requires that a municipality have a plan approved by its regional planning commission in order to have its planning process confirmed, and requires that a municipality maintains the use of local funds for local and regional planning;

THEREFORE, BE IT RESOLVED THAT

The Regional Planning Commission concludes that the Municipal Plan:

1. is consistent with the goals established in Section 4302 of the Act;
2. is compatible with the Central Vermont Regional Plan;
3. is compatible with the approved plans of other municipalities in the region; and
4. contains all the elements as required in Section 4382 of the Act;

AND does hereby **APPROVE** the Marshfield Municipal Plan.

FURTHERMORE, in compliance with Title 24 VSA Section 4350, CVRPC has consulted with and confirms the planning process of the Town of Marshfield. It is noted that when an adopted municipal plan expires, its approval also expires. Recommendations made by the Regional Planning Commission's Review Committee are attached and should be considered when developing the next edition of the Municipal Plan. If the municipality has zoning or other regulatory bylaws or is considering adopting bylaws, it is important that the bylaws are in compliance with the current Municipal Plan.

ADOPTED by the Central Vermont Regional Planning Commission at its December 11, 2012 meeting.

Robert J. Wernecke, Chair

Municipal Plan Approval Checklist

Town: Marshfield **Date:** 12/6/2012
Reviewer: Jackie Cassino
Staff / Committee: Tina Ruth, Ron Krauth, Tim Carver, Bill Arrand,
Town Representative: Michael Schumacher (Commissioner)

Background: The following is a review of the Marshfield Plan under the provisions and standards of Chapter 117, Section 4350, wherein it is stated "a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted." Conditions warranting approval include findings that the plan:

- Contains each of the **eleven** elements listed in section 4382 of Chapter 117;
- Is consistent with the **thirteen** goals established in Section 4302 of Chapter 117. ("Substantial progress toward attainment" of these goals is the standard by which consistency is evaluated); and
- Is **compatible** with the Regional Plan and the approved plans of other municipalities in the Region.

General Comments/Notes: The previous Marshfield Town Plan was adopted in 2006 and approved by CVRPC in April, 2006. The 2012 Plan represents a general amendment of the 2006 Plan, with data, information, and statistics updates (as were available at the time of drafting). The Plan adequately responds to the new requirements to address economic development. It is important to note that portions of the Marshfield Plan were drafted before much of the 2010 United States Census data was available. Therefore, the Plan lacks updated data in some sections of the Plan. The Plan also makes use of survey results from a 2004 Community Survey; the same data that was used for the 2006 Town Plan. Additional public participation measures are not identified in the Plan narrative.

The 2012 Marshfield Town Plan aptly represents the Town through an overall theme of balanced interests throughout the narrative. These themes include the conservation of rural character and the preservation of development rights in the appropriately regulated areas. The Plan utilizes a 2008 build out analysis and current municipal infrastructure capacity to promote its findings. The Plan provides a thorough Land Use Chapter narrative-effectively utilizing state, regional, and local data to specifically address the current and future location of development and conservation opportunities based on trends, available infrastructure, and projections.

The Plan provides clear and measureable implementation strategies for the majority of the goals listed in each corresponding chapter- relevant to each of the required elements. Each strategy identifies responsible parties for completion. The goals/strategies lack a general timeframe for completion and the Plan does not address which strategies from the 2006 Plan were completed and why some strategies have been rolled into the 2012 Plan. Future Plan updates would benefit from such details in order to demonstrate that the Town has made "substantial progress" towards implementation as is required in the state statute.

Staff Conclusion(s):

The 2012 Marshfield Town Plan is not a substantial change from its previous version, but it does meet all the statutory mandates of Chapter 117 required for "approval" of the document by CVRPC and is in conformance with the 2008 Regional Plan.

Future plan updates will provide Marshfield with the opportunity to expand upon many goals, policies and implementation strategies established in the 2012 plan, as well as provide status updates on identified planning goals/policies/strategies. Staff strongly recommends that such updates clearly demonstrate substantial progress towards the 2012 goals and strategies.

Staff recommends its approval by the Review Committee and the full Regional Commission.

On 12/6/2012 the Town Plan Review Committee voted to recommend approval to the full Regional Commission.

Summary of MUNICIPAL PLAN REQUIREMENTS (under 24 VSA., Chapter 117, Subchapter 5)

A Required Plan Elements/Maps [§4382(a)] Each of the elements are required in some form for all municipal plans:		Pages		Comments, notes, suggestions
		TEXT	MAP	
1. Statement of municipal policies, objectives, programs to guide growth and development			6	<p>The Plan's basic Goal and Principles" addressing the required elements appear at the in the Introduction Chapter of the Plan. Additionally, each required element and specific goals and strategies are addressed in the corresponding Chapter.</p> <p>The latter would benefit from either text or charts identifying an appropriate timeline for strategy implementation.</p> <p>The Plan contains detailed description of land use areas/current zoning districts. A current zoning map is included in the Plan. The Plan text accurately addresses current land use and desired areas for future land uses within the community. The need for potential zoning regulation revisions as based on the 2008 build out analysis and a proposed study of the Village District to determine infill feasibility is identified.</p>
2. Land use plan (and map) showing proposed land use areas/districts			63-74	<p>The Transportation Map would benefit from the addition of public transportation routes and needed/proposed improvements to transportation network (bridge, culvert, road locations)-either in map form or in the text. Overall, the transportation text reflects a detailed analysis of the current transportation system, accurately describing the link between historical and current land use patterns of development and the limited opportunity for multi-modal transportation as well as the current public transit options available.</p> <p>The Plan does identify specific areas of Town that have been targeted for potential preservation (rural roads, roads with significant view sheds) as well as areas of access management issues (Rte 2 corridor).</p>
3. Transportation plan (and map) showing needed/proposed improvements			46-50	<p>The Plan generally discusses future public facility investments. Chapter 4: Utilities, Facilities, Municipal Property and Services contains narrative on current conditions for water supply, waste water treatment, electrical services, solid waste disposal, education, cultural facilities, municipal property, recreation facilities, and health and emergency services. Deficiencies, needs, problems, and opportunities are noted where they exist. Desired future condition for public lands are detailed.</p> <p>The Utilities and Facilities chapter of the Plan contains a brief discussion of Marshfield's educational facilities and Twinfield Village School is included in the Utilities Map.</p>
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage			33-45	
5. Educational facilities plan (and map); often included with the utilities/facilities element			37	
			16-32;	Future Plan updates would benefit from a specific Natural Resources Map.

6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources	63-74	<p>The Plan narrative identifies numerous significant natural areas within the Resource Protection Lands Section of Chapter 3 and specific land use strategies to examine or that are currently in place to protect such resources are identified in Chapter 9: Land Use. The majority of those areas identified are of state significance, areas recognized by ANR, and large tracks of undeveloped town owned land.</p> <p>The Plan identified how such significant natural areas should be preserved through the Goals/Objectives/Strategies section in Chapters 3 and 9.</p>
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation	51-54	<p>The Plan narrative addresses current energy resources, issues and identifies recommendations for energy conservation. Although some data can be updated based on the 2010 census (home heating type), the narrative effectively addresses the state of the two largest energy uses in the state (heating and transportation) at the local level.</p> <p>Future plan updates would benefit from a link to the commute to work data.</p>
8. Housing element , including program for addressing affordable housing needs	55-58	<p>The Housing narrative appropriately addresses the demand and supply of the housing stock in relation to current and projected demand. Overall, the Town's housing unit growth has outpaced population growth over the past few decades, primarily due to decreasing household sizes-which will eventually place a strain on the capacity of municipal services.</p> <p>Future Plan updates would benefit from narrative language that considers the future demand and the need to provide additional affordable workforce housing (i.e. multi-family housing options), the Plan identifies the Village District as the receiving area for such development.</p>
9. Implementation program for the plan's objectives	5-6	<p>Implementation is addressed in the Introductory Chapter (Section III: Implementation).</p> <p>The Plan would benefit from a proposed timeline and responsible champions of each implementation strategy.</p>
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region	7	<p>Future plan updates would benefit from a more in depth analysis or discussion of adjacent community development patterns and land use regulations.</p>
11. Economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects and programs necessary to foster economic growth. (effective date of July 1, 2012)	59-62	<p>Chapter 8 is devoted to Economic Development and includes a description of the present economic conditions and the location, type and scale of desired economic development (Village District and to some extent along Route 2 in the Rural Residential District).</p>

B. Inventories, Studies, Analyses [§4302 (d), 4382(c)]. Include as appropriate to survey existing conditions and probable future trends	Score	Pages	Comments, notes, suggestions
1. Population characteristics and distribution, including income and employment		8-15	The Plan effectively addresses population characteristics and future projections as well as the 2010 median household and family income and employment opportunities in the Town as well as surrounding areas.
2. Existing & projected housing needs by type, amount, loc.			The Plan identifies specific zoning districts that are optimal for increased residential development, such as the Village District. Future plan updates would benefit from additional analysis/discussion on housing types currently available.
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services		3; 63-74	This is generally discusses throughout the plan in regards to historical and current development trends.
C. Consistency with Broad State Goals [§4302] Plans must show consideration/evidence of a continuing planning process that includes:	Score	Pages	Comments, notes, suggestions
1. Coordinated, comprehensive planning process		-	Future updates would benefit from a discussion of the public participation & planning process as well as any coordination among special interest and volunteer groups that took place during the revision of the Town Plan.
2. Citizen participation at all levels of the planning process		5	2004 Community survey was used.
3. Consideration of use of resources, consequences of growth to region and state		1-4; 16-32; 63-74	Although not clearly identified in the Plan, this concept is addressed through various sections, such as: natural resources; transportation; energy; and land use
4. Working creatively with other municipalities to develop, implement plans;		-	This is not specifically addressed in the Plan.
D. Consistency with Specific State Goals [§4302] Plans must make substantial progress towards attainment of the following goals: (*or explain why goal is not applicable):	Score	Pages	Comments, notes, suggestions
1. Plan development to maintain historic settlement pattern of compact villages surrounded by open countryside, including:		55-58; 63-74	One of the "Basic goals and Principles of the Marshfield Town Plan" is "To maintain the rural character of the community as defined by its traditional village area, open spaces and forested hills, as well as the human activities thereon." (page 6). This concept is elaborated upon in the Land Use section of the Plan wherein a vision for the Town's future development pattern is presented. The Village district (which includes "all land within both Plainfield and Marshfield villages plus some areas now served, or capable of being served by public water and sewer") is targeted for more dense mixed use development and the creation of affordable housing.

<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways</p>		<p>The Plan narrative states by its very nature as a bedroom community, Marshfield's rural character is threatened: <u>Consequently, Marshfield has, over the past thirty or forty years, evolved into a "bedroom community" with much of its new residential growth occurring outside of the villages and away from public infrastructure. This new growth pattern could ultimately result in a loss of rural character, less vibrant villages, the waste and/or destruction of natural resources, and greater public costs.</u></p> <p><u>It is in the community's declared best interest to see that new development occurs in a manner that does not change the basic land use patterns, and consequently the character of the Town. Therefore, the villages and growth centers should be the focus for mixed-use, higher intensity development and new growth. Outlying areas should be designed and managed so as not to compromise the Marshfield rural character or its important natural resources (page 63).</u></p> <p><u>Proposed densities are higher in the Village District.</u></p> <p><u>The Plan recognizes that in spite of ample water and sewage capacity in both villages, insufficient new residential development is occurring in this district.</u></p> <p><u>The Plan provides protection from inappropriate development outside of its Villages in the array of policies and strategies related to resource protection (see Goals 5, 6, and 9), as well as through the policies set forth in the Plan for its Agricultural and Rural Residential District and its extensive Forest and Conservation District. The Plan recommends that subdivisions over four units in the RR-Ag zone be required to follow PUD standards. Low densities are to be maintained in the Forest Conservation zone.</u></p>
<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>		<p>Village District goals state:</p> <p><u>Consider existing infrastructure and review physical locations to consider providing for higher density, mixed use development, contiguous to currently built-up areas and serviceable (now or in the future) by public infrastructure.</u></p>

(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure			<p>The Plan states that based on the current development/growth rates, there is adequate capacity reserve for both the municipal water and sewer (some exception in the Village due to the lack of an inter-municipal agreement with Plainfield). This is specifically addressed in the Land Use Chapter 9, when discussing the Village District.</p> <p>a. <u>Consider existing infrastructure and review physical locations to consider providing for higher density, mixed use development, contiguous to currently built-up areas and serviceable (now or in the future) by public infrastructure.</u></p>
Consistency with Specific State Goals (continued from previous page)	Score	Pages	Comments, notes, suggestions
2. Provide a strong and diverse economy		59-62	<p>The Plan discusses its position in terms of regional employment in Chapters 2 and 8. Specifically, the Plan narrative discusses Marshfield's role as a rural bedroom community, as it supplies only 198 jobs (.6% of the Region's total); 120 self-employed residents; and 504 residents that work outside the town. The narrative also discusses the transition from a resource-based economy to a commuter based economy.</p> <p>The Plan narrative does discuss the balance of improving the economy and maintaining environmental standards. Specifically, the narrative discusses concentrating growth in the designated Village Centers and discouraging strip development along Route 2, a major connecting corridor. The narrative also discusses promoting home-based businesses and telecommuting.</p> <p>The Plan does not address unemployment.</p>
3. Broaden access to educational and vocational training opportunities		37	<p>The Plan addresses current enrollment trends and adult education within Chapter 4: Utilities, Facilities-identifying educational opportunities within the surrounding areas. The Plan narrative does not address whether the town is working with the local school district or the community to provide educational opportunities in schools and in other community settings other than shared recreational space.</p>
4. Provide for safe, convenient, economic, and energy efficient transportation systems		46-50	<p>Chapter 5 Transportation effectively addresses the current road network, trends, issues, conflicts, basic road maintenance, and access management issues. There are also significant links to transportation within the Land Use Chapter, including:</p> <ul style="list-style-type: none"> • <u>Curb cuts and strip development along rural sections of Route 2 are effectively controlled.</u> • <u>New development does not overburden capacity of existing road</u>

			<p><u>network or place undue stress on Town's ability to provide public services.</u></p> <ul style="list-style-type: none"> <u>Class 4 roads and legal trails should not be "thrown up" nor legally upgraded to higher levels.</u>
5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including		33-45	<p>The Plan narrative identifies numerous significant natural areas within the Resource Protection Lands Section of Chapter 3. The majority of those areas identified are of state significance, areas recognized by ANR, and large tracks of undeveloped town owned land.</p> <p>The Plan identified how such significant natural areas should be preserved through the Goals/Objectives/Strategies section.</p> <p>10. <u>To identify and protect critical wildlife habitat.</u></p> <p>No specific strategies are identified to support this goal.</p>
(i) Significant natural and fragile areas			<p>The Plan narrative addresses the state identified outstanding water resources including wetlands, wellheads/drinking water resources, major rivers, and recreational swimming holes.</p> <p>Plan goals/objectives developed to preserve such resources include:</p> <p>9. <u>To maintain and enhance the quality and quantity of soil and water resources and the benefits they provide.</u></p> <p><u>Maintain and enhance the quality and quantity of soil and water resources:</u></p> <p>a. <u>Ensure zoning regulations protect against erosion by, regulating development on slopes.</u></p> <p>b. <u>Restrict potentially polluting land uses from Marshfield's Wellhead Protection Areas and wetlands.</u></p> <p>c. <u>Zoning regulations are compatible with the requirements, but may be more restrictive than, those of the Federal Emergency Management Agent's Federal Flood Insurance Program.</u></p> <p>d. <u>Seek grant funds for groundwater mapping.</u></p> <p>e. <u>Amend Zoning Bylaws to ensure that large commercial groundwater withdrawals do not interfere with the use and availability of water for farming and use as a drinking water source.</u></p> <p>f. <u>The Conservation Commission should map wetlands for submission to ANR to ensure that significant wetlands in Marshfield are regulated by the state.</u></p> <p>g. <u>Maintain, at a minimum, existing protection for surface waters, including riparian area protections in the Zoning Bylaws.</u></p> <p>h. <u>Participate in State Watershed Planning Process to ensure that surface</u></p>
(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands			

			<p>waters in Marshfield are properly classified and regulated by the state.</p> <p><u>i. Work with the state to regulate the operation of the Green Mountain Power dam on Marshfield Reservoir to address current impacts to water quality.</u></p>
(iii) Significant scenic roads, waterways, and views			<p>Although there is not much text within the Chapter 3 Plan narrative devoted to the identification of scenic roads, waterways, and views- the highest peaks are identified; open land owned by the Town is identified; and scenic views along Route 2 are identified. The Plan does include a Map of Viewshed Areas from Route 2 and Route 232 that identifies roads and publically protected viewsheds, conserved areas, or areas within the Forestry and Conservation District.</p> <p>In addition, Chapter 9 Land Use identifies specific characteristic vital to preserving the Town's "rural character", including prominent landscape features. Chapter 9 states:</p> <p><u>g. Consider developing regulations that ensure large open fields and farms along arterial roads are preserved through either conservation easements or through requirements to cluster and screen new development to preserve large open space areas.</u></p> <p><u>h. Identify scenic views that are of particular significant and consider means to ensure that they will remain in the future.</u></p> <p><u>i. Consider developing regulations to ensure that individual lots and building envelopes are delineated so as to mitigate the visual impact of new development on views from existing roadways, adjacent properties, and offsite vantage points in order to preserve the rural character of the district.</u></p> <p><u>j. Consider developing regulations to allow for flexibility in subdivision development to promote the most appropriate use of land and the protection of productive agricultural or forest land, scenic views, historic sites, shorelines, wetlands, important habitat areas, and other resources of importance to the community, while minimizing the alteration of the natural topography of the land.</u></p> <p><u>k. Consider developing regulations to discourage ridgeline development or conspicuous development on locally prominent landscape features</u></p> <p>The Plan identifies state designated important historical sites such as the Village (historic district). The Goals/Objective/Strategies addressing such sites include:</p> <p><u>Maintain and preserve Marshfield's historic and archeological heritage:</u></p> <p><u>a. Town Historical Society will develop an inventory and study historic resources.</u></p> <p><u>b. Encourage historic preservation through public participation and education.</u></p> <p><u>c. The Planning Commission in consultation with the Historical Society will explore strategies and incentives for encouraging historic preservation.</u></p>
(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas			

6. Maintain and improve the quality of air, water, wildlife and land resources			33-45	Overall, the proposed land use pattern maintains the quality of the resources listed above. A more thorough discussion of the development potential in the rural residential area/rural character is linked to the Land Use Chapter. Overall, the Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies. The Plan narrative states: The Town Plan is mandated to address energy consumption and production in four areas: energy conservation, generation of energy through renewable sources, transportation, and land use.	Overall, the proposed land use pattern maintains the quality of the resources listed above. A more thorough discussion of the development potential in the rural residential area/rural character is linked to the Land Use Chapter. Overall, the Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies. The Plan narrative states: The Town Plan is mandated to address energy consumption and production in four areas: energy conservation, generation of energy through renewable sources, transportation, and land use.
7. Encourage the efficient use of energy and the development of renewable energy resources			51-54		
8. Maintain and enhance recreational opportunities for residents and visitors, including identifying, providing, and protecting public access to noncommercial outdoor recreational opportunities, where applicable			38	The Plan narrative identifies recreation and important recreational areas in Chapter 4: Utilities, Facilities, Municipal Property and Services, specifically: Groton State Forest; facilities near the Old Schoolhouse Common; and the Cross Vermont Trail. The Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies (i.e. SB discourages development which threatens to erode rec opportunities; DRB will ensure the dedication of land for recreational easements and public access before a new development is approved; SB should establish a commission to study the feasibility of connecting potential rails to trails paths to other communities; enhance the Town website by providing rec info to the public).	The Plan narrative identifies recreation and important recreational areas in Chapter 4: Utilities, Facilities, Municipal Property and Services, specifically: Groton State Forest; facilities near the Old Schoolhouse Common; and the Cross Vermont Trail. The Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies (i.e. SB discourages development which threatens to erode rec opportunities; DRB will ensure the dedication of land for recreational easements and public access before a new development is approved; SB should establish a commission to study the feasibility of connecting potential rails to trails paths to other communities; enhance the Town website by providing rec info to the public).
9. Encourage and strengthen agricultural and forest industries, including:			19-21		
				The Plan narrative discusses the importance of maintaining working lands. The narrative identifies the importance of preserving prime and statewide important agricultural soil-particularly in the southern portion of town along Rte 2 in conjunction with significant scenic views, open space, and active farms-all contributing to a historic landscape. The Plan also identifies the importance of preserving productive forested lands: "Given the desire of the Town to conserve forest land, soils with good forestry potential should be considered in development proposals". The Plan then identifies the need for a more in depth, GIS based study to determine such suitability, particularly within the context of other limited development factors.	The Plan narrative discusses the importance of maintaining working lands. The narrative identifies the importance of preserving prime and statewide important agricultural soil-particularly in the southern portion of town along Rte 2 in conjunction with significant scenic views, open space, and active farms-all contributing to a historic landscape. The Plan also identifies the importance of preserving productive forested lands: "Given the desire of the Town to conserve forest land, soils with good forestry potential should be considered in development proposals". The Plan then identifies the need for a more in depth, GIS based study to determine such suitability, particularly within the context of other limited development factors.

					Higher density is promoted in the Village district-to the extent that the current facilities can accommodate such growth. Development in other districts is limited, to an extent, by septic suitability and slopes > 25%. Development is currently limited in the Forest and Conservation District. The challenge of guiding growth appropriately in the Agricultural and Rural Residential District is addressed in the Plan.
					This is not addressed in the Town Plan.
					Comments, notes, suggestions
			Pages		The plan does not address specific methods of agriculture/silviculture and their potential impact on the environment in the narrative, but does encourage BMPs in the goals/objectives.
			Score		This is not directly addressed in the Plan narrative, but is addressed in the Goals section of the corresponding chapter and more generally.
				19-21	<p>a. <u>Encourage the protection of important agricultural and forest land by promoting concentrated settlement patterns, site-sensitive development (i.e., "clustering" or "open space development"), the voluntary purchase of development rights, use value taxation policies, and other appropriate measures. Development that does occur on such lands should be situated so as to leave the most productive portions of the site available for continued use.</u></p> <p>b. <u>The Selectboard will target public investment, including the construction or expansion of infrastructure, for the Village or other growth area so as to minimize development pressure on important agricultural and timber lands.</u></p> <p>c. <u>Consider adding land use regulations to preserve prime and statewide soils.</u></p> <p>d. <u>Zoning bylaws should be modified to allow for variances in minimum lot sizes for parcels excluded from conservation easements.</u></p>
				31	
					Earth resources are discussed in Chapter 3: The Land and its Resources. There is currently one operating rock quarry and crushing operation in town. Sensitivity of such uses to development patterns and water resources is also addressed in the Plan narrative, although no specific strategies are identified.
				21	Objective 6. To provide for the wise and efficient use of Marshfield's productive resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic
(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density					
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products					
Consistency with Specific State Goals (continued from previous page)					
(iii) encouraging sound forest and agricultural practices					
(iv) planning public investment so as to minimize development pressure on agriculture and forest land					
10. Provide for the wise and efficient use of natural resources, facilitate the appropriate extraction of earth resources and proper restoration and preservation of aesthetic qualities					

			<p><u>qualities of the area.</u></p> <p><u>a. Planning Commission to create earth excavation regulations to ensure that gravel extraction, like other commercial/industrial uses, is compatible with their surroundings and with surrounding land uses.</u></p>
11. Ensure the availability of safe and affordable housing, incl:		55-58	<p>The Housing Chapter goal states: "to encourage housing development/redevelopment consistent with the Town's desire that all current and future residents have a safe and affordable place to live." In support of this goal, the plan pledges to:</p> <ul style="list-style-type: none"> • <u>Use zoning regulations to encourage concentrated settlement patterns and creative site design</u> • <u>Pursue partnerships with non-profit organizations</u> • <u>Conduct a housing needs analysis</u> • <u>Remove unnecessary regulatory barriers</u> • <u>Encourage high density, in-fill and multi-family housing in village areas.</u>
(i) Encouraging housing to meet the needs of a diversity of social and income groups in the community, particularly for citizens of low and moderate income.		57	
(ii) Ensuring that new and rehabilitated housing is safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.			Locating new development is encouraged with in the Village District to ensure the provision of public services and utilities
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.		58	This is not addressed within the Town Plan narrative, but the housing strategies section does state: "Encourage housing development that reinforces and complements existing and future neighborhoods. High density and multi-family housing will be encouraged in the Village and other desirable areas".
(iv) Allowing accessory apartments within or attached to single family residences.			Accessory apartments are not addressed within the Town Plan.
12. Finance and provide an efficient system of public facilities and services to meet future needs, (eg fire, police, EMS, schools, water, sewage, & solid waste)		33-45	<p>The Plan narrative addresses financing for potential projects on a limited basis (i.e. grants). The Plan does not identify whether or not the Town has a CIP/B outlining the timing and funding necessary for public investments to ensure efficiency and coordination in their provisions.</p> <p>The Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies.</p>
13. Ensure the availability of safe and affordable child care		60	The narrative does highlight the current supply of services. The Plan would benefit from a direct link to the current population and a discussion on current

			<p>enrollment in the active services to relate the supply to potential demand. The Plan encourages the promotion of additional childcare facilities and the Chapter 8 Goals identify the following specific strategies:</p> <p><u>Encourage the Selectboard to appoint a committee of interested residents to study the childcare needs of Marshfield and make recommendations so accessible, affordable, and quality childcare is available to parents. Topics to be addressed by the committee:</u></p> <ul style="list-style-type: none"> i. <u>Conduct a survey of parents to find out their needs for childcare.</u> ii. <u>Support present childcare providers by listening to their needs for funding, training and facilities.</u> iii. <u>Supply information to parents concerning what subsidies are available to them for childcare services.</u> iv. <u>Research and apply for state, federal, and other financial resources that are available for childcare.</u> v. <u>Research possibilities in existing town buildings for childcare facilities. (i.e. Old Schoolhouse Common, school, etc.)</u> vi. <u>Encourage childcare providers to use available training opportunities.</u> vii. <u>Encourage the school to stimulate interest in early education careers through community service and apprenticeship programs.</u> viii. <u>Encourage present business owners with business expertise to work with childcare providers to help them with the business aspects of their childcare services.</u> <p>These are the same goals as the 2006 Plan, therefore, the plan update would benefit from documentation of "substantial improvement" from the previous plan.</p>
E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:	Score	Pages	Comments, notes, suggestions
1. Compatible with other regionally approved town plans		7	The Plan contains a statement on compatibility with adjacent towns.
2. Compatible with the Regional Plan		7	The Plan contains a statement on compatibility with the Regional Plan.

CVRPC Regional Housing Distribution Plan elements		Plan
The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations; AND Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan onto their town plan housing element.		The Regional Housing Distribution Plan is appropriately addressed in the Housing Chapter of the 2012 Marshfield Town Plan. The Plan narrative identifies the 2008 projections; current status of homes built (1990 and earlier; 1990-2009). The Village District area is identified as the targeted location for the majority of the projected housing growth, while Rural Residential is identified as second.
Town Plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units – consistent with current or proposed zoning – for 80% of the anticipated 10 to 15 year housing demand.		The Town Plan contains a current zoning map. The Land Use and Housing chapters contain detailed text identifying where future development should be guided.
Town Plans shall also provide mapping updates that identify the locations and number of housing units created in the town since the previous town plan adoption.		The Plan contains maps identifying dwellings classified by age (1990-2009) and the Housing Chapter pages 55-56) also identify total housing units built since the previous town plan.
Towns and cities are required to demonstrate the community's intent to meet the proposed housing unit numbers laid out in the Housing Distribution Plan or to describe in detail the obstacles that make attainment impossible. CVRPC will consider the planning effort to encourage housing development in relation to the Housing Distribution plan when approving a municipal plan.		The Plan identifies that CVRPC projections are somewhat inflated as related to their pre-economic downturn creation and current slow growth rates. That being said, the Plan narrative does identify the difference in units built versus those predicted thus far.
CVRPC can and will work with municipalities to overcome any local barriers to housing production that prevent attainment of the housing unit numbers and suggest programs of local actions to address those barriers to housing. Towns unwilling to implement programs to address barriers to housing may have their plans denied Regional approval.		Future plan updates would benefit from a more detailed analysis of multi-family housing options, accessory apartments, and senior housing options as these are not specifically addressed in the 2012 Marshfield Town Plan. Mixed Use development is addressed and encouraged in the Village District.

Municipal Plan Map Checklist

Town: Marshfield
 Date: 12/5/12
 Reviewer: Dan Currier CVRPC GIS Manager
 Staff / Committee:

Summary of MUNICIPAL PLAN MAP REQUIREMENTS (under 24 V.S.A., Chapter 117, Subchapter 5) and CVRPC Regional Plan

A Required Plan Maps [§4382(a)] Each of the Maps are required in some form for all municipal plans:	Exists in Plan		Comments, notes, suggestions
	Map		
1. Land use map showing proposed land use areas/districts	Map	X	Map Title in Plan – Marshfield Zoning Map. This map shows the current zoning districts in Marshfield.
2. Transportation map showing needed/proposed improvements	Map	X	Map Title in Plan - Marshfield Transportation Map. This map has the town roads by class. Consider including existing bus routes and needed/proposed improvements to transportation network (bridge, culvert, road locations)
3. Utilities, facilities, services map showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	Map	X	Map Title in Plan – Utilities. This map shows the utilities, town government buildings, and education sites. Map is not easily readable because parcel data masks out utilities. Please consider changing color of parcel data and order of data being displayed on map so parcel data is beneath utilities in the next update to the plan.
4. Educational facilities map; often included with the utilities/facilities element	Map	X	Included on the Utilities Map
5. Housing Resources map, including the towns housing growth locations and preferred housing growth areas	Map	X	Maps Title in Plan – Dwellings Classified by Age and Dwellings Classified by Age 1990 to 2009. These two maps show the housing growth in Marshfield through 2009. The maps don't show the preferred housing growth areas on them but in the text under the Housing section it says that these areas should be "first in the Village Residential District and second in the Agricultural and Rural Residential Districts" and to use the Marshfield Zoning Map to view these areas.
6. Other			
Wellhead Protection Areas		<input type="checkbox"/>	
Viewshed Protection Areas		<input type="checkbox"/>	
Agricultural and Rural Residential District Classified by Distance to Roads	Map	<input type="checkbox"/>	There is no map showing the nature resource in Marshfield to go along with chapter 3 "The Land and its Resources". Please consider the addition of this map in the next update to the plan.
		<input type="checkbox"/>	
		<input type="checkbox"/>	



TO: Town of Marshfield Planning Commission

FROM: Eric Vorwald, AICP, Senior Planner

DATE: March 17, 2016

RE: **2016 Municipal Consultation for the Town of Marshfield**

The following information is provided as a summary of the Central Vermont Regional Planning Commission's (CVRPC) evaluation of the 2012 Marshfield Town Plan. This review has been done as part of a contractual agreement between the CVRPC and the Vermont Agency of Commerce and Community Development (ACCD) to ensure that municipalities with a plan that will be expiring in 18-24 months are made aware of any new requirements for municipal plans and also to receive an analysis of the existing plan. The consultation also affords the Town of Marshfield to have a discussion with the CVRPC regarding any planning goals or projects that the CVRPC can provide assistance. Areas of discussion during this consultation will include:

- The 2012 Marshfield Town Plan including an analysis of items or statutory changes to consider for the plan update
- Any training needs that may be of interest
- Services provided by the CVRPC
- Other items of interest to the Planning Commission

In preparation for this consultation, the CVRPC reviewed the 2012 Marshfield Town Plan to identify any areas where it might not meet current statute. Since the plan was approved in 2012, several changes have occurred to statute therefore most town plans throughout the State of Vermont are not currently compliant. Additionally, the CVRPC noted specific areas where additional information or discussion could strengthen the plan as well as sections of the plan that are strong and should be carried forward to the next plan update. The summary attached with this memo outlines the specific areas where the Marshfield Town Plan is strong, where it could be strengthened, or new information that will be required for the next plan update.

Consultation Report

MUNICIPALITY: Marshfield		DATE OF MEETING: March 17, 2016
<u>Attendees:</u> Jon Groveman, Robert Light, Melissa Seifert, Michael Schumacher, Faeterri Silver – Marshfield Planning Commission; Barbara Burcholder – Marshfield Staff; Eric Vorwald – CVRPC Staff		
I. LOCAL PLANNING NEEDS		
a.	Municipal plan assessment and associated recommendations	<p><i>Please see attached plan review sheet for specific comments related to the assessment of the 2012 Marshfield Town Plan.</i></p> <p>Overall, the 2012 Marshfield Town Plan serves a solid basis for continued planning within the municipality. The goals and implementation strategies are reasonable and achievable. Updates to statute now require an element related to flood resiliency within the municipal plan (24 V.S.A. §4382(12)(a)) and the Town Plan will be required to include information describing how the plan supports the Village Center designation or how the town could benefit from the designation as per 24 V.S.A. §2793a.</p>
b.	Training needs	No specific training needs were identified during the discussion. The major item for assistance, however, related to an update to the Marshfield Bylaws that is scheduled to begin later this year. Similarly, information related to Village Center designation was discussed and follow-up regarding the advantages of the designation were discussed and recommended.
II. PLAN IMPLEMENTATION		
a.	Local permitting process	Currently the Town of Marshfield operates under a Development Review Board with zoning and subdivision bylaws duly adopted and in place.
b.	Non-regulatory priorities	<p>Village Center designation for the Village of Marshfield can help leverage resources available to implement their plan.</p> <p>A Capital Improvements Plan should be considered to help prioritize goals and implementation strategies as part of the town plan update.</p>
III. HOW CAN WE HELP?		
a.	RPC programs and projects and local priorities	An information sheet has been provided that outlines the programs and services offered by the CVRPC. Marshfield has requested assistance with zoning bylaw updates and recently received approval of their Local Hazard Mitigation Plan which was prepared with assistance from the CVRPC.
b.	RPC Board representation	Marshfield currently does not have a representative or alternate designated to serve on the Central Vermont Regional Planning Commission.

**Municipal Plan Review – Town of Date of Current Plan Adoption: 2012
Marshfield****TOWN PLAN CONTEXT**

The 2012 Marshfield Town Plan outlines a concerted effort by the municipality to promote and preserve its rural character while encouraging growth to occur within its village. This is evidenced through the goals, objectives, and issues specific strategies that are identified within each section of the plan. The plan and implementation objectives could benefit from Marshfield seeking Village Center Designation.

MAJOR FINDINGS: The following points provide an outline of the plan's effectiveness in addressing statewide planning goals and identifies areas where improvements can be made.

Strengths – Which parts of the plan are particularly effective in implementing the statewide goals?

- The plan notes and promotes the protection of wellhead areas to ensure a safe supply of public drinking water is available and will not be adversely impacted by development pressures.
- A strong emphasis on the protection and promotion of public lands for use as active and passive recreation and preservation of viewsheds is evident throughout the plan and indicates a strong commitment to preserving forest lands for future use.
- Identifying costs associated with current energy consumption and possible savings shows a strong commitment that Marshfield is interested in both environmental and fiscal conservation.
- Promoting development in the existing village and where utilities currently exists shows a strong commitment to smart growth principles that discourage strip development.
- A community-wide commitment to preserving agriculture and forest land is noted throughout the plan and helps reinforce the character of the community.
- A concerted effort to work with neighboring municipalities when possible provides the needed framework for on-going sharing of services to reduce the burden on Marshfield's residents. This is specifically noted by the intermunicipal cooperation with the Town of Plainfield.
- The need for additional transportation options for commuters is well noted throughout the plan, however discussions on alternative transportation options are limited.

Weaknesses – In which areas can the plan more effectively advance those statewide goals?

- A future land use map should be included to graphically represent where Marshfield envisions land uses being located in the future to better plan for growth and increase standing in the Act 250 & Section 248 processes.
- Adult education is noted in the plan, however additional information should be included related to programs that are available in Marshfield (if any) or in other municipalities.
- Additional information should be included to historic and natural features to define what “significant”, “outstanding”, and “important” mean to the community.
- Limited discussion exists related to housing for the elderly. If no housing exists or is proposed, it should be noted in the plan. Similarly, information related to accessory dwellings should be included to note their place in the housing affordability equation.
- Air quality is discussed however measures to improve air quality are not identified in the plan.
- Additional discussion should be included related to the specific impacts of agriculture/silviculture on the natural environment. This could be related in terms of how accepted or required practices impact the community.
- The plan notes information regarding employment, however there is little information if any regarding unemployment within the community.
- There is no discussion on local foods or sources of local foods/products. This could fit into a discussion related to energy needs for transportation of goods & services.

Opportunities – What specific opportunities exist to improve the town plan so that it more effectively addresses the statewide goals?

- A capital improvements plan could help Marshfield prioritize its future planning needs and goals. This could also help identify funding sources, costs needed to complete the identified projects, and timeframes.
- A discussion of flood resiliency will be required and should address vulnerabilities and how to mitigate those vulnerabilities within the community.
- Renewable energy siting should be discussed in terms of where it is encouraged or discouraged throughout the community.
- Additional maps that identify existing infrastructure for recreational opportunities and future connections or needs would further emphasize the importance of recreation to the community.

- Identifying and mapping future infrastructure needs such as wastewater allocations may help support community goals for focusing development in the village.
- Maps that show specific natural, environmental, or historical resources within the community could help prioritize where growth and development should be encouraged or discouraged.
- Marshfield should consider applying for village center designation to support and show the importance of the village in the community. This designation will elevate the status of the community when applying for grants and other funding opportunities.
- Additional discussion on bicycle and pedestrian facilities (including possible needs) would benefit the community and show a commitment to establishing a pedestrian friendly community. This could initially be focused on connections between the village and other community resources and then be scaled up as appropriate to include other areas of the town.

TOWN OF MARSHFIELD

MARCH 17, 2016

GOAL 1 – LAND USE

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

1. Do the land use patterns proposed in the Land Use chapter of the plan support this goal? If so, are proposed densities higher within or adjacent to village/downtown/growth areas?

Yes. Land use patterns propose densities to be higher in the village and lower in the more rural areas. There is discussion regarding changes to zoning to promote more density in the village and clustered development, larger lot sizes, or very limited development in the rural residential and conservation areas. Discussion of land use densities occurs

Sub-Goal A. Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.

1. Does the plan ensure that intensive residential development is encouraged primarily in areas related to village/downtown/growth areas?

Generally yes. Text discusses locating development within the existing village, however the current zoning map shows rural residential zoning along all of the roadways throughout the town. This zoning permits residential zoning that may promote strip development if not adequately controlled.

2. Does the plan allow for auto-centered commercial uses outside of designated village/downtown/growth areas?

- If so, are these areas that already have historic strip-type development? Is the town making an effort to incorporate more multi-modal land use?
- If so, is strip development limited to areas that are already developed as strip developments or is the community encouraging new strip development?

No. The plan focuses commercial development in the village center.

Sub-Goal B. Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.

1. Is economic growth encouraged in locally designated growth areas, or employed to revitalize existing village and town urban centers, or both?

Yes. The plan encourages development to occur in the established village which is where infrastructure exists (including sewer) to support development.

2. Does the plan discuss where economic growth is to be located?

Yes. It identifies the village as a location for economic growth.

3. Are the types of uses described of a scale and type that they will have little or no impact on the rural countryside (such as home businesses)?

Yes. Specific needs are noted that are scaled appropriately.

4. Does the plan discuss the need to locate most municipal or public buildings within the economic core of the community?

Yes. The plan acknowledges that a strong village is in the best interest of sustaining a healthy economy into the future.

5. Does the proposed transportation system encourage economic development in existing village centers/growth areas/downtowns?

Yes. The plan discusses the need of infrastructure to accommodate multi-modal transportation options that will support new growth and development in the village and identified growth center.

Sub-Goal C. Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.

1. Are public investments, including the construction or expansion of infrastructure, planned to reinforce the general character and planned growth patterns of the area?

Yes. The plan discusses how to use existing capacity for wastewater and protection of potable water supplies.

2. Does the plan effectively discuss future infrastructure needs?

Yes. This is noted throughout the plan. Specifically related to existing wastewater capacity and the extension of service and the development of roads and trails to increase access throughout the community.

3. Does the plan effectively discuss where future infrastructure will be needed?

Yes. Infrastructure expansion needs are identified including wastewater to promote development in the village.

4. If no planned infrastructure investments are planned, does the plan make this clear?

While the plan does not specifically identify planned investment in infrastructure, there are multiple areas of the plan that note monitoring and studying of existing capacity to identify if expansions are or investments are needed.

5. Are the development patterns proposed in the land use chapter likely to lead to forced infrastructure improvements and increased services due to increases in density? (such as high density development on rural roads)

No. The development patterns promote compact development centered in the existing village.

GOAL 2 – ECONOMIC DEVELOPMENT

To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

1. Does the plan have an economic development chapter?

Yes. Chapter 8 discusses economic development.

2. Does the plan discuss its position in terms of regional employment? (i.e. is it an employment center, bedroom community, etc.)

Yes. The plan notes that Marshfield is generally a bedroom community with the majority of its residents traveling out of the town for work. There is acknowledgment that working from home is also prevalent but the majority of jobs are located primarily in St. Johnsbury and Montpelier.

3. Does the plan discuss unemployment or lack thereof?

No. The plan does not adequately discuss unemployment in the community.

4. Does the plan discuss the balance of improving the economy and maintaining environmental standards?

Yes. The plan discusses how environmental features are important to the economy including Groton State Forest and maintaining the rural character which is related to the environment.

GOAL 3 – EDUCATION

To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

1. Does the plan discuss adult education?

The plan notes several institutions of higher learning but does not provide detail about adult education or opportunities for adult education.

2. Does the plan discuss where educational opportunities are and might be found?

The plan is limited on discussion of educational opportunities however it is noted.

3. Is the town working with the local school district or the community to provide educational opportunities in schools and in other community settings?

No specific opportunities are listed, however it may be that no opportunities currently exist to support this goal.

GOAL 4 – TRANSPORTATION

To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

1. Is the proposed land use plan coordinated with the transportation network? Does it discuss the connection between land use and transportation efficiency? The following ought to be considered:

- Access management
- Discouraging new roads in outlying areas

Yes. Transportation discusses the coordination with land uses relative to safety, business needs, alternatives and access management.

2. Does the Transportation chapter discuss and encourage multi-modal transportation?

Partially. There is discussion about public transit, however discussion of bicycle and pedestrian facilities or options is lacking.

3. Does the Transportation chapter discuss and encourage public transit?

Yes. There is a discussion of public transit relative to the commuter service along U.S. Route 2 between Montpelier and St. Johnsbury.

Sub-Goal A. Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

1. Does the Plan discuss development of transportation connections between smaller towns and centers of employment?

Yes. This is discussed in terms of commuter bus service linking the Town of Marshfield to the employment centers of St. Johnsbury and Montpelier.

2. In the development of the transportation system, does the plan use good resource management and minimize or reduce negative impacts to the natural environment?

Partially. One of the objectives in the transportation section notes that the network of roads should respect the integrity of the natural environment.

3. If the community has rail or air transportation is it discussed?

Rail is discussed in terms of utilizing old railroad beds for trail connections but no active rail or air transportation exists in Marshfield.

4. Does the community consider other modes of transportation when discussing expansion of transportation infrastructure?

Partially. The objectives in the transportation section identifies developing paths for non-motorized traffic but the discussion of alternative modes of transportation is not readily evident.

GOAL 5 – HISTORIC AND NATURAL FEATURES

To identify, protect and preserve important natural and historic features of the Vermont landscape, including:

Sub-Goal A. Significant natural and fragile areas;

1. Does the plan identify significant natural and fragile areas? (Note to planners: does the plan include criteria for what makes an areas “significant”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).

Yes. This is noted in chapter 3 related to The Land and Its Resources. However, “significant” is not explicitly defined.

2. If identified, does the plan clearly (not vaguely) discuss how they should be preserved?

Yes. The issue specific strategies of chapter 3 outline multiple specific ways to preserve these areas.

3. If identified, is land use proposed in such a fashion that these areas will be protected?

Partially. Land in Marshfield is zoned with a recognition of this and areas are specifically denoted for wellhead protection, floodplains, and other hazards, however no Future Land Use map is included with the plan to determine future protection.

4. Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?

Yes. This is noted in the issue specific strategies of chapter 3.

Sub-Goal B. Outstanding water resources, including lakes, rivers, aquifers, shore-lands, and wetlands.

1. Does the plan identify outstanding water resources, including lakes, rivers, aquifers, shore-lands and wetlands? (Note to planners: does the plan include criteria for what makes a resource “outstanding”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).

Yes. The plan discusses the importance of water resources and specifically groundwater resources. However, “outstanding” could be more explicitly defined.

2. If identified, does the plan clearly (not vaguely) discuss how they should be preserved?

Yes. The issue specific strategies of chapter 3 outline multiple specific ways to preserve these areas.

3. If identified, is land use proposed in such a fashion that these areas will be protected?

Yes. Buffers are proposed around all the significant water bodies to limit development pressure.

4. Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?

Yes. This is noted in the issue specific strategies of chapter 3.

Sub-Goal C. Significant scenic roads, waterways and views;

1. Does the plan identify scenic roads, waterways and views? (Note to planners: does the plan include criteria for what makes a scenic resource “significant”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).

No specific roads are identified, but views are discussed in terms of rural character and Nasmith Brook is noted as a significant waterway. There is also a map included that identifies viewsheds such as publicly owned lands and conservation areas.

2. If identified, does the plan clearly (not vaguely) discuss how they should be preserved?

No. There is only limited discussion in the issue specific strategies section related to agricultural and rural residential districts.

3. If identified, is land use proposed in such a fashion that these areas will be protected?

Partially. There is no future land use map included in the plan, however the zoning map does indicate that areas are intended for agricultural or rural residential development on large lots.

4. Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?

Yes. This is noted in the issue specific strategies of chapter 9.

Sub-Goal D. Important historic structures, sites, or districts, archaeological sites and archeologically sensitive areas.

1. Does the plan identify historic structures, sites, or districts, archaeological sites and archeologically sensitive areas? (Note to planners: does the plan include criteria for what makes a site “important”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).

Yes. The plan specifically notes structures, sites, or districts that are of historical importance to the community. However, “important” could be more explicitly defined.

2. If identified, does the plan clearly (not vaguely) discuss how they should be preserved?

Yes. This is noted in the issue specific strategies of chapter 3.

3. If identified, is land use proposed in such a fashion that these areas will be protected?

The plan does not include a future land use map therefore no specific land uses are proposed to determine if protection is included. There are however, issue specific strategies that discuss protection.

4. Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?

Yes. This is noted in the issue specific strategies of chapter 3.

GOAL 6 – AIR, WATER, WILDLIFE AND LAND RESOURCES

To maintain and improve the quality of air, water, wildlife, and land resources.

Sub-Goal A. Vermont’s air, water, wildlife, mineral and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. 6086(a).

1. Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources?

Partially. A listing of town forests or other significant resources is included, however mapping related to water, wildlife areas, and land resources is not included with the plan.

2. Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality?

Air quality is noted, however measures to maintain or improve air quality are not.

3. Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality?

Yes. Measures are noted in the issue specific strategies of chapter 3.

4. Does the plan discuss wildlife resources? If so, does it describe measures to maintain and improve its quality?

Yes. Measures are noted in the issue specific strategies of chapter 3.

5. Does the plan discuss floodplain protection? If so, does it describe measures to maintain and improve its quality?

Yes. Measures are noted in the issue specific strategies of chapter 3.

6. Does the proposed land use pattern maintain or improve the quality of the resources listed above?

Yes. Development is encouraged near the village to protect outlining areas.

GOAL 7 – RENEWABLE ENERGY

To encourage the efficient use of energy and the development of renewable energy sources.

1. Does the town recognize the connection between energy, transportation and land use?

Yes. This is noted in the energy chapter (chapter 6).

2. Does the energy chapter of the plan discuss energy efficient and renewable energy?

Yes. This is noted in the energy chapter.

3. Does the plan contain policies and recommendations that encourage energy efficiency?

Yes. This is noted in the energy chapter.

4. Does the plan contain policies and recommendations that encourage the development of renewable energy resources?

Yes. There are issue specific strategies that discuss the development of renewable energy sources.

5. Does the pattern of land use proposed in the community appear to encourage the efficient use of energy either through the proposed location of development in relation to community services, or in terms of lot layout and design?

In general yes. However additional information regarding future land uses should be included to provide more detailed guidance on this issue.

GOAL 8 – RECREATION

To maintain and enhance recreational opportunities for Vermont residents and visitors.

1. Does the plan discuss recreation and identify important recreational areas?
Yes. Recreation areas are noted including Groton State Forest.
2. Does the land use plan encourage development that protects or harms access to or the availability of recreational activities?

The plan seeks to protect and enhance the recreational opportunities including natural features such as ponds and recreational trails.

GOAL 9 – AGRICULTURE AND FOREST

To encourage and strengthen agricultural and forest industries.

1. Does the plan discuss agriculture and forestry?
Yes. Agriculture and forestry is noted in multiple sections of the plan.

Sub-Goal A. Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.

1. Does the plan discuss the protection of agriculture and silviculture? If not, does it legitimately discuss why it does or cannot?
Yes. This is noted in chapter 3.
2. Do proposed densities of development appear to negatively impact the availability of workable land?

No. The objectives and issue specific strategies listed in chapter 3 clearly identify protection of workable lands to ensure they are able to thrive including discouraging fragmentation of forest lands and protection of prime agricultural soils.

Sub-Goal B. The manufacture and marketing of value-added agricultural and forest products should be encouraged.

1. Does the plan discuss the economic value of agriculture and forestry?

Yes. This is noted as it relates to wood products and recreation through the town forests and Groton State Forest.

2. If so, does it have viable policies and recommendations on how to encourage them?

Yes. Recommendations are noted in the issue specific strategies of chapter 3.

Sub-Goal C. The use of locally grown food products should be encouraged.

1. Is the availability of locally produced food encouraged in the plan?

No. Local foods are not discussed

Sub-Goal D. Sound forest and agricultural management practices should be encouraged.

1. Does the plan discuss methods of agriculture/silviculture and their potential impact on the environment?

The plan does not specifically discuss how agriculture/silviculture impact the environment, however it is noted that limiting impacts on the environment are critical to maintaining its health and long-term sustainability.

Sub-Goal E. Public investment should be planned so as to minimize development pressure on agriculture and forest land.

1. Does the plan direct public investments such as roads and sewer systems and other infrastructure away from agricultural and forest land?

Yes. The plan discusses focusing development and infrastructure into the village to maximize community resources.

GOAL 10 – NATURAL RESOURCES/EARTH RESOURCES/AESTHETIC PRESERVATION

To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

1. Does the plan adequately discuss the extraction of earth resources?

Yes, to the extent that they are limited within the community. This is noted in chapter 3.

GOAL 11 – AFFORDABLE HOUSING

To ensure the availability of safe and affordable housing for all Vermonters

1. Do the proposed land use patterns or public investments in the plan support the residents' ability to have safe and affordable housing?

Yes. To the extent that future land use is noted, residential development is encouraged in the village but also permitted throughout the town.

2. Does the plan inventory the types and costs of housing in the community?

Partially. Housing costs are noted in the plan but there is no specific information related to inventories. This could however, be an indication that no specific affordable housing developments exist and not a short-coming of the plan.

3. Does the plan adequately discuss housing and housing density throughout the community?

Yes. Housing is encouraged in the village to limit sprawl but accepted elsewhere through planned unit developments.

Sub-Goal A. Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

1. Does the plan have a housing section that encouraged low income housing and housing for the elderly?

Housing affordability is discussed in the housing chapter however it does not explicitly call out elderly housing and low-income housing.

Sub-Goal B. New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

Housing is encouraged in the village where density can more readily be accommodated with existing infrastructure and services.

Sub-Goal C. Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.

This is noted in the issue specific strategies of the housing chapter.

Sub-Goal D. Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

1. Does the plan discuss accessory apartments?

No. Accessory dwellings are not discussed in this plan.

2. Does the plan discuss the availability of health care and elderly services?

Limited discussion is included related to elderly housing issues or other services specifically targeted towards elderly residents.

GOAL 12 – PUBLIC FACILITIES & SERVICES

To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

1. Does the plan discuss future public facility investments, or at least acknowledge that none are needed?

Yes. Multiple public facility investments are noted in chapter 4.

2. If so, does the plan discuss how these projects will be financed and how they will meet the needs of the public?

The discussion includes information on why the investments are needed, however no true discussion of financing is included.

3. Does the plan discuss how it provides services to the community and whether or not they are meeting the community's needs?

Yes. This is noted in chapter 4 related to utilities, facilities, municipal property, and services.

4. Does the town have a Capital Improvement Plan and Budget outlining timing and funding for necessary public investments to ensure efficiency and coordination in their provision?

No. A capital improvement plan and budget is not included or referenced in the town plan.

Sub-Goal A. Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

1. Are fire, police, emergency medical services, schools, water supply, sewage and solid waste disposal discussed adequately in the plan?

Yes. These topics are discussed in detail throughout chapter 4.

Sub-Goal B. The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

1. Does the plan ensure that high density development occurs only where urban public facilities and services exist or can be reasonably made available?

Yes. The plan focuses density in the village. This is reflected throughout the plan.

2. Does the plan discuss growth in relation to the provision of services and facilities adequately?

Yes. There is limited growth in Marshfield and it is adequately discussed.

3. Does the plan speak clearly about how growth might impact these services and facilities?

Yes. There is discussion of available capacity for wastewater and how it could be allocated.

4. Does the plan discuss how they will control growth in a manner that allows them to phase upgrades in facilities and the expansion of services at a rate that is sustainable?

Not specifically, however growth is limited therefore Marshfield has the ability to react to growth issues.

GOAL 13 – CHILD CARE

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

1. Within the child care element of the plan, is there a discussion about the availability of child care related to the needs of the community?

Yes. This is noted in chapter 8.

2. Does the plan discuss how the town can make child care more available?

Yes. This is noted in chapter 8.

GOAL 14 – FLOOD RESILIENCY

To encourage flood resilient communities by:

- (A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.**
- (B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.**
- (C) Flood emergency preparedness and response planning should be encouraged.**

This is a new goal that has been added since the Marshfield Town Plan was last updated therefore these specific issues are not addressed. However, the plan does note that protection of floodplains and flood hazard areas should be encouraged and development in these areas should be discouraged. Specific information related to flood resiliency will be required in the updated town plan.

**Town of Marshfield Planning Commission Report
on the Proposed Town Plan Update
November 8, 2017**

This report has been prepared in accordance with 24 V.S.A. §4384 which states:

“When considering an amendment to a plan, the Planning Commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in 24 V.S.A. §4302.”

The proposed Town Plan re-adoption is consistent with the specific goals outlined in 24 V.S.A. §4302(C).

The Planning Commission proposes edits and amendments to all Chapters, Maps and Appendices of the Town Plan resulting in a new Town Plan for the Town of Marshfield. The Town Plan is an advisory document designed to help manage Marshfield’s long-term planning, growth, and development. The changes to the Town Plan includes revisions to the following chapters: Introduction; A Statistical Profile of Marshfield; The Land and Its Resources; Utilities, Facilities, Municipal Property and Services; Transportation; Energy; Housing; Economic Development; Land Use Plan; and the appendix containing maps. The proposed revisions to the town plan do not alter the designation of any land area.

The Marshfield Planning Commission is prepared to present on these topics and proposed revisions at length at to the Selectboard and the public at their convenience.

Thank you,

-Jonathan Williams, Planning Commission Member

Town of Marshfield, Vermont

November, 2017



November 21, 2017

Melissa Seifert, Chair
 Town of Marshfield Planning Commission
 122 School Street, Room 1
 Marshfield, Vermont 05658

Ms. Seifert;

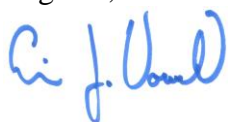
On Monday, November 13, 2017, the Central Vermont Regional Planning Commission (CVRPC) received a draft update to the Town of Marshfield's Municipal Development Plan. This draft provides updates to the 2012 Municipal Development Plan and is intended to comply with current statutory requirements as outlined in 24 VSA Chapter 117 Sections §4302 and §4382. The CVRPC reviewed the draft plan against current statutory requirements and offers the following comments for consideration prior to municipal adoption.

1. Statute requires that a future land use map and current land use map be included with the plan. There are several maps that represent current zoning districts. If the intent is to use these maps for current and future land use designations they should be labeled as such to ensure this requirement is being met.
2. Act 171 of 2016 (which takes effect January 1, 2018) amends the land use element of municipal development plans and requires the inclusion of areas in the municipality that are important forest blocks or habitat connectors and to plan for development in those areas to minimize fragmentation while supporting forest health and ecological functions. The plan discusses forest fragmentation, but may need additional information to address Act 171. If, however, adoption of the plan by the Selectboard occurs prior to January 1, 2018, this information will not be required.
3. The Town of Marshfield was provided Village Center Designation by the State of Vermont in November of 2016. The plan does a good job discussing the benefits of the village and has numerous actions to direct growth into the village. In order for the Town of Marshfield to maintain this designation during the reauthorization process, the municipal development plan needs to include the map that was approved by the Downtown Board and note that the community intends to maintain the Village Center Designation. Adding additional language that includes maintaining Village Center Designation and/or identifying other areas in Marshfield that could be designated should be sufficient to meet this requirement. Language could be added to "Issue Specific Strategy d." under the Village District section on page 82 or other areas where appropriate.
4. In several sections of the plan, most notably the transportation section, there are references to the Green Mountain Transit Authority. Their name has officially changed to Green Mountain Transit and should be updated including the acronym.

5. Please review the text to ensure agreement where tables are referenced. Several references did not match the appropriate tables. This was most commonly noted in Chapters 2 and 3.
6. Throughout the plan there are words or phrases that still include the “strikeout”. These words and phrases should be deleted prior to final plan approval.
7. Accessory dwelling units should be more explicitly discussed as an option for affordable housing in order to meet the statutory requirements.
8. Additional references to the Local Hazard Mitigation Plan (LHMP) should be included to have a stronger connection to address the statutory requirements for flood resilience planning. Statute permits the LHMP to be referenced in order to meet the requirements. This reference could be included under the existing discussion of flood hazard areas or other locations as appropriate to ensure this requirement is sufficiently addressed.
9. The implementation section could benefit from a discussion of who will be responsible for implementation of the plan and including priority for the tasks or actions that are identified. This will help provide a basis for how the Town of Marshfield is progressing towards implementation as is now required through statutory changes included in Act 90 of 2016.

Thank you for the opportunity to provide comments on the 2017 Draft Marshfield Municipal Development Plan. If you have any questions regarding the above comments please feel free to contact me at evorwald@cvregion.com or 802.229.0389.

Regards,



Eric Vorwald, AICP

Municipal Plan Review Tool

Municipality: Marshfield	Plan date: 8/21/2018	Staff: CR	Date: 10/2
-----------------------------	----------------------	-----------	------------

This form addresses the statutory requirements of the State of Vermont for town plans, as cited in the Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A Chapter 117 (the Act). It includes the 12 required elements found in § 4382 of the Act; the four planning process goals found in § 4302(b), the 14 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of relevant statute are quoted at each question.

Required Elements § 4382		Met	Not Met
1	Statement of Objectives, Policies, Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Land Use Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Transportation Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Utility and Facility Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Rare Natural Resources/Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Educational Facilities Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Implementation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Compatibility Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Energy Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Economic Development Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Flood Resiliency Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

State Planning Goals § 4302		Met	Not Met
1	Compact village centers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of air, water, wildlife, and land resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Efficient use of Energy and Renewable Energy Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Use of Resources and Earth Extraction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Safe and Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Public Facilities and services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Child Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Flood Resiliency	<input checked="" type="checkbox"/>	<input type="checkbox"/>

MUNICIPAL PLAN REQUIRED ELEMENTS

Title 24 Chapter 117: Municipal and Regional Planning and Development 24 V.S.A. § 4382. The plan for a municipality

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

(1) A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.

Met

Pages:

Comments: Goals, objectives and strategies are outlined at the end of each chapter and the land use plan includes lists of Desired Future Conditions which outlines policy directives for the land use areas. Plus the Introduction Chapter includes an Implementation section and an Basic Goals and Principles Chapter.

(2) A land use plan, which shall consist of a map and statement of present and prospective land uses, that:

Met

Pages:

MAPS

Present Land Use Plan ✓

Prospective Land Use Plan ☒

(A) Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public, and semi-public uses, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

Comments: The Land Use section describes the current pattern of development and the current zoning scheme which is directing future development. The Current land Use map depicts the current zoning districts. However the narrative discussion of land uses, trends and challenges indicate that there are challenges to the current conditions which should be examined as they present a barrier to the district

actually be able to accommodate the Desired Future Conditions. This indicates a change is necessary either in a regulatory or non-regulatory manner, but no clear direction on how this will be addresses is presented. It is recommended a Future Land Map be included in the next plan which is a conceptual visionary illustration of desired future conditions, regardless of the current regulatory scheme. This was recommended in CVRPC's comments on the draft pan dated November 21, 2017.

Page 75 states that "The Town of Marshfield has a designated Village Center and is therefore eligible to apply for Growth Center Designation." This is not correct. Growth Center Designation is a separate State Designation which requires an extensive, in-depth planning process which is suited for larger municipalities, such as downtown Montpelier or Burlington. A map of the current Village Center Designation is included in the plan but limited discussion or recognition is included in the narrative which describes the purpose of this designation and how it can help the town towards its Desired Future Conditions. Yet statute only indicates that proposed areas be identified (not existing.) It is recommended that the town include discussion about the Designation benefits within the plan to help elevate the community's awareness and understanding of the designation benefits to the towns planning process. This was recommended in CVRPC's comments on the draft pan dated November 21, 2017.

Forest Blocks and wildlife crossings are mapped separately, but much of these areas do fall within the Forestry and Conservation Land Use area as defined on the Current Land Use Map.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;

Met

Pages: 52-56

MAP

Transportation ☒

Comments: Would benefit from discussion on scenic roads, status of new and/or proposed sidewalks, plus park and ride status (if any). Trails are discussed in recreation section. The Map should also be updated and include: parking facilities, transit routes, bicycle paths and trails, scenic roads, railroads.

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

Met

Pages: Chapter 4

MAP

Utility and Facility ☒

Comments: The plan talks about education but with very limited discussion about the education facility (Twinfield School building.) There is no discussion about "priority of need, costs and methods of financing. Map shows some of the existing utilities and facilities.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

Met

Pages: Chapter 3 and 4

Comments: Natural and Scenic areas, are discussed within Chapter 4, policy directive are included within the narrative, while there are no directives specifically listed within the Chapters' Goals, Objectives and Strategies section, policy directives are included within the narrative section. Historic features such as cemeteries and the historic library building. Rare, threatened and endangered species, and historic and archeological resources- related policies are included within Chapter 3. It would also be helpful is these places are mapped.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;

Comments: The plan talks about education with very limited discussion about the education facility (Twinfield School building.) The school is identified on the Utilities, Governmental and Education Facilities Map.

Met

Pages: Chapter 4
MAP

Educational Facility ☒

(7) A recommended program for the implementation of the objectives of the development plan;

Comments: Each chapter includes a listing of accompanying strategies. It is recommended a timeframe for implementation and a responsible party is included alongside each strategy to direct responsibility for implementation. This would also help the Planning Commission in developing its work plan for each year. This was recommended in CVRPC's comments on the draft pan dated November 21, 2017.

Met

Pages:

(8) A statement indicating how the plan relates to development trends and plans of adjacent municipalities, areas and the region developed under this title;

Comments: The statement is brief and would benefit from a deeper look, specifically looking at the specific compatibility on each of the neighboring towns. The compatibility with the North and East are a given, but the plan would benefit from a closer examination of the compatibility with Calais (i.e. is Marshfield's 2-acre rural area compatible with Calais's land use) and more specifically with Plainfield (particularly due to the referenced inter-municipal agreement on the water system and the fact that part of Plainfield's village is in Marshfield.

Met

Pages: 7

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

Comments: Would benefit from an increased analysis of energy resources, needs, scarcities and costs. And preferences on the siting on renewable generation facilities. The town indicates it plans to develop an enhanced energy plan in the future. It is recommended base-line energy data as provided by CVRPC in 2017/2018 be included in the municipal energy plan regardless of if the town is seeking enhanced

Met

Pages: Chapter 6

energy plan status, plus a more robust discussion of preferred sites for renewable energy siting. But it does indicate that ridgelines are not appropriate for wind.

(10) A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.

Met

Pages: Chapter 61

From the Central Vermont Regional Plan 2016, Adopted June 12, 2018:
The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations.

- Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan into their town plan housing element.
- The Regional Planning Commission has established a town-by-town housing distribution plan at least 15 years into the future. The formula and allocation will be reviewed and updated with each Regional Plan's five year update.
- Town plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units – consistent with current or proposed zoning* – for 80 percent of the anticipated 10 to 15 year housing demand. ("Demand" is the difference between the number of units at the time of town plan approval and the Housing Distribution number at least 10 years thereafter.)
- Town plans shall also provide mapping updates that identify the locations and number of housing units created in the town since the previous town plan adoption.
- Towns and cities are required to demonstrate the community's intent to meet the proposed housing unit numbers laid out in the Housing Distribution

Plan or to describe in detail the obstacles that make attainment impossible. CVRPC will consider the planning effort to encourage housing development in relation to the Housing Distribution Plan when approving a municipal plan.

Comments: Housing distribution Plan – text on page 62 addresses it even though there is no map depicting towns preferred location- there are references to the zoning map and its districts. There is a map depicting location and number built since last plan – but it doesn't specify location of units built since last plan adoption. The plan recognizes the regional distribution plan is outdated. The text addresses the intent of the regional requirement. Accessory apartment are encouraged on page 63. Conducting a housing needs analysis (as referenced on page 63) would be very beneficial to undertake before the next plan update.

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Met

Pages: Chapter 68

Comments: Recognition of a bedroom community. Would benefit from including the “available data” referenced on page 64 which indicates the health of small businesses. Implementation of the strategies will be integral toward continued progress.

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Met

Pages: Chapter 3 and land use chapter

Comments: This is a new requirements since the plan was last adopted. During the 2016 CVRPC Consultation CVRPC indicated this new requirement – see Municipal Consultation documents dated 2016. CVRPC also recommended that additional references to the Local Hazard Mitigation Plan be included in the 2018 plan. This was recommended in CVRPC’s comments on the draft plan dated November 21, 2017. Would benefit from a greater discussion and inclusion of a map with SFHA and River Corridor and reference to the Hazard Mitigation Plan. Plus last policy within land use plan.

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

Comments: It is recommended that the maps be updated and include both an inventory of existing items but to also include areas of proposed (or future) projects, such as if the town would like new or expanded sidewalks these should be included. A Village insert would be beneficial to add to all the maps. Additional maps to consider would include a map of the Scenic and Natural Areas.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

- (1) population characteristics and distribution, including income and employment;**
- (2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;**
- (3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.**

Comments: Inventories, studies and analysis are based upon outdated trends.

GOALS AND STANDARDS OF REVIEW

GOALS

24 VSA § 4302

(a) General purposes . . .

(b) It is also the intent of the legislature that municipalities, regional planning commissions and state agencies shall engage in a continuing planning process that will further the following goals:

(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.

(2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.

(3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.

(4) To encourage and assist municipalities to work creatively together to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

Goal 1:

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

(A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.

(B) Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.

(C) Public investments, including construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

Consistent

Pages: Chapter 9

How has the Town Plan addressed this goal : Outlines Desired Future Conditions for village to be high-density, mixed use and the hub on commercial and civic activity. Additional Desired Future Conditions are to retain is rural setting.

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 2:

To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Consistent

Pages: Chapter 2 and Chapter 8

How has the Town Plan addressed this goal : How has the Town Plan addressed this goal : Chapter 8. Econ section would benefit from incorporation of some of the economic data included in the statistical profile and more robust discussion of wages vs available jobs and the future economic outlook for the town. Undertaking the referenced Economic Development strategy on page 66 would show continued progress toward the goal for the future.

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 3:

To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Consistent

Pages: Chapter 4

How has the Town Plan addressed this goal : While there is no discussion about vocational opportunities the plan does include the following Education policy: *a. The Selectboard should engage in planning activities with the administration at Twinfield Union School to continually plan for providing access to high quality educational and vocational opportunities.*

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 4:

To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

Consistent

Pages: Chapter 5

(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

How has the Town Plan addressed this goal : Within Chapter 5

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 5:

To identify, protect and preserve important natural and historic features of the Vermont landscape including:

(A) significant natural and fragile areas;

Consistent

Pages: Chapter 4 and 3

- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;**
- (C) significant scenic roads, waterways and views;**
- (D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas**

How has the Town Plan addressed this goal : Natural and Scenic areas, are discussed within Chapter 4. Plus Rare, threatened and endangered species, water resources and historic and archeological resources- related policies are included within Chapter 3. The plan includes a map of view sheds.

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 6:

To maintain and improve the quality of air, water, wildlife and land resources.

(A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).

(B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

(C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors

How has the Town Plan addressed this goal : Chapter 3

If the goal is not relevant or attainable, how does the plan address why : n/a

Consistent

Pages: Chapter 3

Goal 7:

To encourage the efficient use of energy and the development of renewable energy resources.

(A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.

(B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b

How has the Town Plan addressed this goal : Chapter 6, Would benefit from an increased analysis of energy resources, needs, scarcities and costs. And preferences on the siting on renewable generation facilities. The town indicates it plans to develop an enhanced energy plan in the future. It is recommended base-line energy data as provided by CVRPC in 2017/2018 be included in the municipal energy plan regardless of if the town is seeking enhanced energy plan status, plus a more robust

Consistent

Pages: Chapter 6

discussion of preferred sites for renewable energy siting. But it does indicate that ridgelines are not appropriate for wind.

If the goal is not relevant or attainable, how does the plan address why :

Goal 8:

To maintain and enhance recreational opportunities for Vermont residents and visitors.

Consistent

Pages: Chapter 4

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

How has the Town Plan addressed this goal : Recreation polices on page 51, within Chapter 4

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 9:

To encourage and strengthen agricultural and forest industries.

Consistent

Pages: Chapter 3 and 8

(A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

How has the Town Plan addressed this goal : Economic aspect supported on page 64 and in Chapter 3

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 10:

To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Consistent

Pages: Chapter 3

How has the Town Plan addressed this goal : Within Chapter 3

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 11:

To ensure the availability of safe and affordable housing for all Vermonters.

Consistent

Pages: Chapter 7

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

How has the Town Plan addressed this goal : Chapter 6, Conducting a housing needs analysis (as referenced on page 63) would be very beneficial to undertake before the next plan update and would demonstrate further attainment toward the goal.

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 12:

To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

Consistent

Pages: Chapter 4

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

How has the Town Plan addressed this goal: Utilities and Facilities discusses items, but with a declining population it may need to reconsider the impacts of no growth.

If the goal is not relevant or attainable, how does the plan address why : n/a

Goal 13:

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care

Consistent

Pages: Chapter 8

financing, infrastructure, business assistance for child care providers, and child care work force development.

How has the Town Plan addressed this goal : Discussed within Econ Dev Chapter.

If the goal is not relevant or attainable, how does the plan address why: n/a

Goal 14:

To encourage flood resilient communities.

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

Consistent

Pages: Chapter 3

How has the Town Plan addressed this goal : Would benefit from a greater discussion and inclusion of a map with SFHA and River Corridor and reference to the Hazard Mitigation Plan. Plus last policy within land use plan.

If the goal is not relevant or attainable, how does the plan address why : n/a

STANDARD OF REVIEW

24 V.S.A. § 4302(f)

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

(A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;

(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;

(C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and

(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

24 V.S.A. § 4350. Review and consultation regarding municipal planning effort

(a) A regional planning commission shall consult with its municipalities with respect to the municipalities' planning efforts, ascertaining the municipalities' needs as individual municipalities and as neighbors in a region, and identifying the assistance that ought to be provided by the regional planning commission. As a part of this consultation, the regional planning commission, after public notice, shall review the planning process of its member municipalities at least twice during an eight-year period, or more frequently on request of the municipality, and shall so confirm when a municipality:

(1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and

(2) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

(b)(1) As part of the consultation process, the commission shall consider whether a municipality has adopted a plan. In order to obtain or retain confirmation of the planning process after January 1, 1996, a municipality must have an approved plan. A regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted. Each review shall

include a public hearing which is noticed at least 15 days in advance by posting in the office of the municipal clerk and at least one public place within the municipality and by publication in a newspaper or newspapers of general publication in the region affected. The commission shall approve a plan if it finds that the plan:

- (A) is consistent with the goals established in section 4302 of this title;
- (B) is compatible with its regional plan;
- (C) is compatible with approved plans of other municipalities in the region; and
- (D) contains all the elements included in subdivisions 4382(a)(1)-(10) of this title.

The following are procedures for Regional Planning Commission review of town plans. The first procedure pertains to review of town plan re-adoptions and town plan amendments. The second is an alternate procedure for review of town plan amendments. For review of amendments, it is up to the discretion of the Regional Planning Commission as to which procedure will be used.

Town Plan Review & Approval Process

The following may be used for town plan re-adoption reviews as well as town plan amendment reviews

1. The regional planning commission (RPC) receives a request for town plan approval.
2. If the staff review reveals a flaw that would preclude RPC approval, the town will be notified. It is the town's option as to whether they want a final decision on the plan or if the plan should be withdrawn from the approval process.
3. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
4. The RPC's public hearing will be held before the RPC makes its final decision on the plan.
5. In all cases the RPC will take final action on the plan approval request within 60 days of its receipt.

Town Plan Amendment Review Process

This is an alternative procedure for town plan amendment reviews

1. The regional planning commission (RPC) receives a request to review an amendment to the town plan.
2. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
3. The town will be notified whether or not the amendment may be approved within the context of the current regional approval of the town plan, or if the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval.
4. If the amendment constitutes a change to the plan that is beyond the scope of the current regional approval, the town will be given the option of submitting the amended plan for regional approval.



RESOLUTION

Whereas Title 24, VSA, Section §4350 requires that regional planning commissions, after public notice, shall review the planning process of member municipalities and shall so confirm when a municipality:

1. is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in 24 V.S.A. § 4302;
2. is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 V.S.A. § 4382; and
3. is maintaining its efforts to provide local funds for municipal and regional planning purposes;

Whereas as part of the consultation process, a regional planning commission shall consider whether a municipality has adopted a plan;

Whereas a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted, and a commission shall approve a plan if it finds that the plan:

1. is consistent with the goals established in 24 V.S.A. § 4302;
2. is compatible with its regional plan;
3. is compatible with approved plans of other municipalities in the region; and
4. contains all the elements included in 24 V.S.A. § 4382(a)(1)-(12);

Whereas the Town of Marshfield prepared a municipal plan in accordance with 24 V.S.A Chapter 117;

Whereas the Central Vermont Regional Planning Commission concluded that the *2018 Marshfield Town Plan* meets the requirements for approval; now, therefore, be it

Resolved, that the Central Vermont Regional Planning Commission:

1. approves *2018 Marshfield Town Plan*, adopted August 21, 2018; and
2. consulted with and confirms the planning process of the Town of Marshfield.

Under 24 V.S.A. § 4350, when an adopted municipal plan expires, its approval and confirmation of the municipality's planning process also expire. Recommendations made by the Central Vermont Regional Planning Commission are attached and should be considered when developing the next municipal plan.

A municipality that has adopted a plan may define and regulate land development in any manner that the municipality establishes in its bylaws, provided those bylaws are in conformance with the plan and are adopted for the purposes set forth in 24 V.S.A. § 4302.

ADOPTED by the Central Vermont Regional Planning Commission on October 9, 2018.

Juliana Potter, Chair